

Randolph Zoning Board of Appeals

June 14, 2017/June 21, 2017

ZBA02-2017

Second Realty Trust

Taan Succar Trustee

US Gas Station

954 North Main Street

Randolph, MA 02368

Hearing Minutes

Attendance:

Arnold Rosenthal, Chairman Alexander Costa, Vice Chairman Kevin O'Connell, Treasurer Christopher Spears, Clerk Sean Fontes, Kim Nguyen, Alternate, Secretary/Clerk John J Hill Jr.

7:05pm

Chairman opened the hearing read the LN.

LEGAL NOTICE TOWN OF RANDOLPH PUBLIC HEARING

The Randolph Zoning Board of Appeals will hold a Public Hearing on Wednesday, June 14, 2017, at 7:00 P.M. at the Town Hall in accordance with the provisions of M.G.L. Chp. 40A, on the application of Second Realty Trust, Taan Succar Trustee/US Gas Station, on property located at 954 North Main St, Randolph Massachusetts, to vary the terms of the Zoning By-laws, Section 200-55 B. (5) Permitted Signs: Request 3(feet) Setback where 10(feet) Setback Required; Or any other section of the Zoning By-Law applicable to move an existing Sign. Premises are located on Assessor's Map as follows: Map 22, Block A. & Parcel 21.12-/13

Plans may be viewed on the Town Hall Bulletin Board.

Arnold Rosenthal, Chairman Al Costa, Vice Chairman

ZBA # 02-2017

Publish: May 26, 2017 and June 2, 2017 in the Randolph Herald.

Mr. Taan Succar Trustee, Second Realty Trust, owner of 954 North Main St. presented a check to the chairman for Fees.

Mr. Stephen Delamere, Esq. spoke about the project as to what was the original proposal and that changes to the location of the sign has changed. There was a miscommunication on the revised/New Mylar and copies. The Trustee has three copies from the Land Surveyor.

He talked about the new location being on the lot line to the right side of the property. One leg of the sign will be at 0' (feet) and the second leg will be approximately 12" (inches).

Chairman spent some time looking at the new plan and was looking to locate the entrance to the Sticker Bay. After some explanation and looking at Video of the station it was settled.

Public: In Favor: Ronald Lum, Building Commissioner, was in favor as he worked with the Trustee to secure the new location of the sign. No objections.

Public: Not in Favor – None

Board Questions:

Kevin O’Connell – This is the existing sign you are moving? Trustee/Lawyer, Yes.

Al Costa – Setback/Buffer still within the 3’ (feet)? Trustee/Lawyer, Yes actually 0’ to 12”.

Motion:

200-55 (B) Signs. From 10’ (feet) to 0’ (feet) North East side of property

Motion Made by Kevin O’Connell and seconded by Christopher Spears:

All in favor 0 against

Rosenthal = Yes

Costa = Yes

Fontes = Yes

O’Connell = Yes

Spears = Yes

Variance Finding:

permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

Motion: To continue hearing to June 21, 2017 at 7PM at Town Hall for Signing of the Mylar and Copies.

Motion made by Sean Fontes and seconded by Christopher Spears:

All in favor 0 against

Rosenthal = Yes

Costa = Yes

Fontes = Yes

O’Connell = Yes

Spears = Yes

Chairman – Hearing continued to June 21, 2017 at 7PM.

June 21, 2017

Chairman – Opened the continued hearing.

Chairman – Closed the hearing.

Chairman Rosenthal read the Appeal process from 40A Section 17.

Chairman closed the public hearing at 7:15PM

Filed with the Town Clerk.

Date: _____

John Hill Clerk/Secretary